GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration and Urban Development Department – Tirupati Urban Development Authority, Tirupati – Change of land use from Agricultural Use to Institutional Use in Sy.No.205/3, 4, 2A, A1, 2B, 2BA, 206/2, 3, 4, 6, 7, 8, 8A, 8B, 198/1, 208/1, 2, 3, 4 and 209/1, 2, 3, 4, 5, 6 of Chennaiahgunta (V), Tirupati Rural (M), Chittoor District to an extent of 15.09 acres – Draft – Variation – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 188 **Dated:26.08.2015.**

Read the following:-

1. From the President, Council for Social Development, Tirupati, Chittoor District, Lr.No.CSD/2009-10, Dated:22.10.2009.
2. Govt. Letter.No.17661/H2/2009, Dated: 30.10.2009.
3. From the VC, TUDA Roc.No.7707/ G1/2009, Dt: 01.01.2010.
4. Govt. Letter.No.17661/H2/2009, Dated:02.09.2010.
5. From the VC, TUDA Roc.No.7707/ G1/2009, Dated:22.11.2013.
6. Govt. Letter.No.17661/H2/2009, Dated:20.12.2013.
7. From the VC, TUDA Roc.No.7707/ G1/2009, Dated:01.03.2014.
8. Govt. Letter.No.17661/H2/2009, Dated:08.08.2014.
9. From the GP for MA&UD Hon'ble APHC Lr.No.W.P.No.35465 of 2014 Dated:28.11.2014.
10. From the VC, TUDA Roc.No.7707/ G1/2009, Dated:22.11.2014.
11. Govt. Letter.No.17661/H2/2009, Dated:03.12.2014.
12. From the VC, TUDA Roc.No.7707/ G1/2009, Dated:06.12.2014.
13. Govt. Letter.No.17661/H2/2009, Dated:09.12.2014.
14. Govt. Memo.No.11411/I2/2011, Dated:30.06.2012.
15. Govt. Memo.No.17661/H2/2009, Dated:04.02.2015.
16. From the VC, TUDA Lr.Rc.No.7707/G1/2009, Dated:16.05.2015.
17. From Andhra Pradesh Gazette No.33, Part-I, Daed:10.02.2015.

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ORDER:-

The draft variation to the land use envisaged in the Zonal Development Plan for Tirupati Urban Development Authority, Tirupati issued in the Government Memo 15th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.33, Part-I, Dated:10.02.2015. In the letter 16th read above the Vice Chairman, Tirupati Urban Development Authority, Tirupati has reported that the draft variation notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification no objections and suggestions were received from the public within the stipulated period and also informed that the applicant has paid an amount of Rs.66,284/- towards publication charges. In the reference 5th read above, the Vice Chairman, Tirupati Urban Development Authority has reported that the applicant has paid the amount Rs.1,07,000/- as Development charges and Rs.9,16,500/- as Conversion charges. Hence, the draft variation is confirmed.

(P.T.O.)

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase,
Andhra Pradesh, Hyderabad.
The Vice Chairman, Tirupati Urban Development Authority, Tirupati.
Copy to:
The applicant through Vice Chairman,
Tirupati Urban Development Authority, Tirupati.
The Commissioner,
Tirupati Municipal Corporation, Tirupati.
The Special Officer & Competent Authority, Urban Land Ceiling,
Tirupati.
The District Collector, Chittor District, Chittor.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the TUDA Zonal Development Plan for Tirupati Municipal Limits and its vicinity area which was sanctioned in G.O.Ms.No.148, M.A. & U.D. Dept., dt.21-3-2005 is proposed to make in exercise of the powers conferred by Sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 read with rule 13 of Urban Development Authority, Tirupati Rules, 1983 is hereby published as required by sub-section (3) of the said Act.

VARIATION

The site falling in Sy.Nos.205/3, 4, 2A, A1, 2B, 2BA, 206/2, 3, 4, 6, 7, 8, 8A, 8B, 198/1, 208/1, 2, 3, 4 and 209/1, 2, 3, 4, 5, 6 of Chennaiahgunta (V), Tirupati Rural (M), Chittoor District to an extent of 15.09 acres, boundaries of which are given in the schedule below, is presently earmarked for Agricultural Use in the TUDA Zonal Development Plan for Tirupati Municipal limits and its vicinity area which was sanctioned in G.O.Ms.No.148, MA, Department, dt.21.3.2005 is now designated as Institutional Use, which is shown in modification to Master Plan No.03/2013 which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions: namely:-

1. that the applicant has to submit 'Land Conversion Certificate' from the Revenue Divisional Officer, Tirupati for the Sy.No.198/1 of Cheennaiahgunta (V) in an extent of 0.88 cents.

Contd….3

2. that the applicant is informed that the Government orders for change of land use is subject to outcome of the W.P.No.22612/2011 pending in the Hon'ble High Court of Andhra Pradesh filed by the President, Council for Social Development, Tirupati with regard to the Title dispute over the land in Sy.No.198/1 of Chennaiahgunta (V) in an extent of 0.88 cents.
3. that the applicant has to provide buffer zone along the natural course as per rules.
4. that the applicant has to hand over the land in Sy.No.198/1 of Chennaiahgunta by way of Registered Gift Deed to TUDA.
5. that the applicant shall submit proposals for the site under reference for obtaining permission from the competent authority before taking up any development.
6. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
7. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
11. any other conditions as may be imposed by Vice-Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES OF AREA : "ABCD-A"

North	:	Sy.Nos.198, 199 and Channel.
South	:	Sy.No.220, Channel.
East	:	Sy.Nos.207 and 208.
West	:	Sy.Nos.205 and 209 (P).

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER